

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Richmond

State: CA

PJ's Total HOME Allocation Received: \$11,620,185

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 92			
<u>Program Progress:</u>							
% of Funds Committed	92.65 %	94.82 %	51	94.94 %	31		30
% of Funds Disbursed	85.34 %	83.49 %	38	84.35 %	42		43
Leveraging Ratio for Rental Activities	8.69	5.69	1	4.59	100		100
% of Completed Rental Disbursements to All Rental Commitments***	33.49 %	73.69 %	79	81.38 %	5		4
% of Completed CHDO Disbursements to All CHDO Reservations***	38.89 %	60.98 %	70	68.05 %	14		12
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	86.78 %	78.15 %	29	79.65 %	54		60
% of 0-30% AMI Renters to All Renters***	67.77 %	41.60 %	10	44.76 %	79		84
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	98.35 %	91.58 %	33	94.31 %	45		49
<u>Overall Ranking:</u>				In State:	50 / 92	Nationally:	29 26
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$8,266	\$32,063		\$25,245	121 Units		63.00 %
Homebuyer Unit	\$45,772	\$19,349		\$14,395	39 Units		20.30 %
Homeowner-Rehab Unit	\$15,237	\$26,200		\$20,186	32 Units		16.70 %
TBRA Unit	\$0	\$2,753		\$3,142	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Richmond CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental

Homebuyer

Homeowner

\$47,619
\$122,779
\$88,539

\$22,880
\$107,438
\$71,594

\$15,237
\$26,987
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.24

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	7.6	2.6	21.9	0.0
Black/African American:	78.2	71.8	65.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	3.1	0.0
Asian/Pacific Islander:	2.5	10.3	0.0	0.0

ETHNICITY:

Hispanic	11.8	15.4	9.4	0.0
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HOUSEHOLD SIZE:

1 Person:	55.5	0.0	71.9	0.0
2 Persons:	16.0	10.3	21.9	0.0
3 Persons:	17.6	43.6	3.1	0.0
4 Persons:	7.6	25.6	3.1	0.0
5 Persons:	2.5	12.8	0.0	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.8	2.6	0.0	0.0
8 or more Persons:	0.0	5.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	16.0	5.1	3.1	0.0
Elderly:	50.4	0.0	87.5	0.0
Related/Single Parent:	20.2	66.7	3.1	0.0
Related/Two Parent:	11.8	25.6	6.3	0.0
Other:	1.7	2.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.6	0.0 [#]
HOME TBRA:	0.0	
Other:	79.8	
No Assistance:	12.6	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Richmond

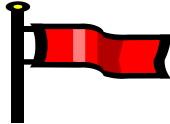
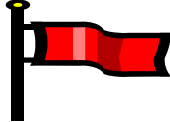
State: CA

Group Rank: 29
(Percentile)

State Rank: 50 / 92 PJs

Overall Rank: 26
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	33.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	38.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.35	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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